

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

1 FEBRUARY 2016

APPLICATION FOR PLANNING PERMISSION

ITEM:	15/01173/FUL
OFFICER:	Lucy Hoad
WARD:	East Berwickshire
PROPOSAL:	Erection of poultry building and associated works
SITE:	Hutton Hall Barns Hutton Scottish Borders
APPLICANT:	Maclean Eggs Ltd
AGENT:	Kevin White Architecture

CONSIDERATION BY PLANNING AND BUILDING STANDARDS COMMITTEE

This application was considered by the Planning and Building Standards Committee at its meeting on 11 January when it was resolved to continue the application to enable a Committee site visit to take place.

That site meeting was scheduled to take place on 25 January.

SITE DESCRIPTION

The application site is located at Hutton Hall Poultry Farm, Hutton accessed off a minor road from the B6460, 1.9KM east of the village of Allanton, The site rectangular in shape comprises part of the southern half of an agricultural field bounded by the Caddy Burn to the west, minor public road to the south and east, and agricultural land to the north. Residential properties lie to the east/north east at a distance of approximately 400m. Listed Buildings in the area to the north and east, include the B Listed Hutton Castle (restored dwelling), C Listed Hutton Hall Barns Farm steading, C Listed 2,3,4 and 5 Hutton Hall Barns Farm Cottages, C Listed East Lodge (Hutton Castle), C Listed West Lodge (Hutton Castle), the nearest being approximately 400m away.

PROPOSED DEVELOPMENT

It is proposed to erect a single poultry shed to house free range hens (32,000No) on Hutton Hall Barnes Farm. The proposed shed would comprise 2No poultry houses each housing 16,000 birds, with a shared egg packing and storage area. The proposed shed would be of a steel portal framed construction and would measure approximately 118m by 23m by 6.5m high. The shed would be finished using green profile sheeting. The shed will require extract ventilation and this is to be provided by 4No wall fans to be located on the south facing gable end of the building, 18No exhaust air chimneys and 16No fresh air inlet chimneys. The shed would be accessed via a new access taken from the minor road to the east.

PLANNING HISTORY

There is no planning history with regard to the site.

Records note that there are several poultry sheds with up to 40,000 birds sited on land at Hutton Hall Barns (managed by Border Eggs Ltd) approved under applications:

06/00326/FUL - Siting of Mobile Poultry Unit, Land East Of Hutton Hall Barns, Hutton
Approved 24 March 2006.

07/01741/FUL - Modification of Planning Condition on Previous Application
06/00623/FUL in Respect of Extension of Period of Consent. Approved 12
December 2007.

07/01752/FUL - Erection of Mobile Poultry Unit, Extension of Access Road and
Erection of Shed for Roadside Sales. Land North East of Hutton Hall Barns, Hutton.
Approved 8 October 2007.

08/01746/FUL - Erection of Mobile Poultry Unit and Extension of Access Road. Land
North East of Hutton Hall Barns, Hutton. Withdrawn 28 November 2008.

08/02047/FUL - Erection of Mobile Poultry Unit and Extension of Access Road. Land
North East of Hutton Hall Barns, Hutton. Approved 25 March 2009

10/00036/FUL Erection of poultry unit for free range hens and associated
infrastructure Land North East Of Hutton Hall Barns Approved 10.05.2010

14/01347/FUL Siting of mobile Poultry Unit land North East of Hutton Hall Barns,
Hutton Approved 10.02.2015

The proposed shed is to serve a new company Maclean Eggs Ltd specialising in free
range egg production.

REPRESENTATION SUMMARY

7 letters of objection have been received. The principal grounds of objection can be
summarised as follows:

- Adverse impact on the landscape to include setting of Hutton Castle
- Industrial scale and appearance
- Shed sited at a distance from any building group
- Prime agricultural land
- Additional shed resulting in sheds to both side of building group
- Encirclement of dwellings
- Increase in the number of birds
- Dominance of business in mixed use area
- Adverse impact on local amenity/business
- Increase in the number of flies
- Increase in vermin
- Noise from fans
- Manure management/covered trailers
- Prevailing wind will carry odour to residents
- Odour nuisance at present

Dust
Potential damage to natural wildlife habitats
Drainage
Impact on water body
Road safety
Loss of passing place
Increase in heavy traffic
Regulation by SEPA given number of birds
Environmental Assessment required

APPLICANTS' SUPPORTING INFORMATION

The applicant submitted a Supporting Statement outlining the context of the proposal.

The company has been set up in order to supply the free range egg market in the UK. The selection and packing of the eggs is to be carried out on site before the eggs are dispatched to Nobles Food to supply supermarkets Sainsbury and Co-operative. There is an essential need for all UK egg producers to comply with new animal welfare legislation and the proposed development will allow a new company Maclean Eggs specialising in free range egg production to meet the latest welfare standards while providing its customers with a high quality locally produced product.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Flood Risk Officer: No objection on flood risk grounds. The site is not at risk from a flood event with a return period of 1 in 200 years. The applicant should be made aware that flooding can occur from other sources including run off from surrounding land.

Roads Planning: No objection subject to condition regarding timing of works. Content to support the proposal provided the bellmouth entrance and new passing place have both been completed prior to the development becoming operational.

Archaeologist: No objection subject to an informative in respect of potential for encountering archaeology finds.

Ecologist: No objection subject to conditions and informative in respect of protected species (badgers), and works to be outwith the bird breeding season. Notes the intention for surface water to be treated in a swale/wetland. Adopting good practice, the design of this SUDS scheme should include measures to protect badger (including appropriate fencing).

Heritage Officer: No objection in principle subject to conditions in respect of landscape and samples of external finish of shed. Does not consider that the shed will cause any adverse impact on the setting of the surrounding listed buildings. The external colour of the shed is Juniper Green which is considered to be a suitable colour to minimise visual impact, no detail on the actual finish (matt or gloss); obviously a shiny finish may result in reflectance draw attention to the structure from a distance, so preference would be for a matt or non-gloss finish. Conditions advised regarding proposed screen planting and a sample of the cladding material.

Environmental Health Officer: No objection in principle subject to agreement of an operational plan which will set out the detail for management of the operation of the development and for noise levels. Calculations indicate that noise levels stemming from fans fall below recommended maximum 45dB threshold (set by the World Health Organisation).

Landscape Officer: No objection subject to condition in respect of detailed landscape planting scheme to aid visual containment and screening. Although a large shed building may be unexpected in such a rural setting, the scale of the surrounding field is itself quite large and, given the existing tree and hedgerow vegetation mentioned above, the building can be successfully accommodated into the local landscape setting. There is a precedent for this with a new shed recently constructed to the north of Hutton Hall Barns

Statutory Consultees

Community Council: Objection, main concerns raised:

Serious adverse impact on the amenity of residents of Hutton Hall Barns
The existing number of very large poultry buildings at Hutton Hall Barns at present is five
This proposal would be sixth large building and set precedent for more in field
The proportionality between large poultry units and dwellinghouses at Hutton Hall Barns would be radically altered in favour of the former and completely alter the character of the hamlet
Progressive industrialisation of the locality and environment
Large poultry buildings would surround the homes of residents
Proximity to Caddy Burn/ pollution to watercourse
Sloping nature of site
Impact on wildlife from pollution of burn
Prevailing wind from west will carry odour and dust towards dwellings
Noise and health related issues
Loss of prime agricultural land
Lack of detail on traffic movement
Increase traffic in single track rural roads with few passing places
Road safety

SEPA: No objection on flood risk grounds. No objection subject to condition in respect of prior agreement of drainage measures to be implemented in respect of protection of water course.

Regulatory requirements

SEPA are satisfied that the site will be managed separately from the existing poultry business. The site will not be classified as 'same site' as defined in the Standard Farming Installation Rules (SFIR) and ultimately will not require to be regulated under the PPC Regulations.

The development will have a bird capacity of 32,000 and thus be below the threshold regulated by SEPA which stands at 40,000 birds. All issues relating to noise and odour will be regulated by Environment Health at the local authority.

Protection water course

SEPA note that it is proposed to construct a bespoke swale/wetland. We would wish to review the final drainage plans once completed and ask that a planning condition be attached to ensure this.

Waste management

On review of the waste management plan submitted by the applicant, we have no further comments to make with respect to waste as the plan is an industry standard and covers all the necessary points.

DEVELOPMENT PLAN POLICIES:

Consolidated Scottish Borders Local Plan 2011:

Principle 1 – Sustainability

Policy G1 – Quality Standards for New Development
Policy D1 – Business, Tourism and Leisure Development in the Countryside
Policy H2 – Protection of Residential Amenity
Policy NE4 – Trees, Woodlands and Hedgerows
Policy BE1 – Listed Buildings
Policy BE2 – Archaeological Sites and Ancient Monuments
Policy BE3 – Gardens and Designed Landscapes
Policy NE3 – Local Biodiversity
Policy NE5 – Development Affecting the Water Environment
Policy EP5 – Air Quality
Policy Inf2 – Protection of Access Routes
Policy Inf5 – Waste Water Treatment Standards
Policy Inf6 – Sustainable Urban Drainage

Scottish Borders Proposed Local Development Plan 2013

PMD1 Sustainability
PMD2 Quality Standards
ED7 Business, Tourism and Leisure Development in the Countryside
ED10 Protection of Agricultural Land and Carbon Rich Soils
HD3 Protection of Residential Amenity
EP1 International Nature Conservation Sites and Protected Species
EP2 National Nature Conservation and Protected Species
EP3 Local Biodiversity
EP7 Listed Buildings
EP8 Archaeology
EP13 Trees, Woodlands and Hedgerows
EP15 Development Affecting the Water Environment
EP14 Air Quality
IS5 Protection of Access routes
IS8 Flooding
IS9 Waste Water Treatment Standards and Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

- Supplementary Planning Guidance on Biodiversity

- Supplementary Planning Guidance on Landscape and Development
- SBC Local Biodiversity Action Plan

KEY PLANNING ISSUES:

The key planning issues related to this application are whether the proposals would have an adverse impact on:

1. the landscape
2. the local ecology and watercourse
3. local historical buildings or archaeological sites
4. the amenity of residential properties

ASSESSMENT OF APPLICATION:

Background

The applicants have submitted in support of their application a Planning Statement supplemented by further supporting information to outline the background of the company, the rationale for the project, the proposed measures or mitigation they intend to carry out in order to avoid demonstrable harm to the locality.

Principle

Policy D1 encourages proposals for business in the countryside provided that the development is to be used directly for agricultural or forestry operations and that the development respects the amenity and character of the surrounding area. The development must have no significant adverse impact on nearby uses, particularly housing. The use and scale of the development should be appropriate to the rural character of the area and should take into account accessibility considerations. Proposals that provide employment in villages or the countryside and contribute to the wider rural economy will generally be supported. The proposed development would clearly provide employment in the locality and would contribute to the wider rural economy, therefore consideration must be given to this proposal.

Local Development Plan

The equivalent policies in the emerging Local Development Plan to not alter the key policy considerations described above.

Impact on the Landscape

Concerns were raised by neighbours and community council as to the visual impact on the rural landscape.

The introduction of a large building on site has the potential to create significant landscape impacts. In views into the site, consideration has to be given to the topography and level of containment, along with the screening function provided by existing woodland.

The topography of the land means that ground slopes down from the minor public road to the east towards the Caddy Burn to the west before rising again. The submission includes a site section to illustrate levels from the road through the site to the burn. There are mature trees along the bank of the water course which would act

as a backdrop to the shed as viewed from the public road. The hedge-lined road is the main visual receptor and additional planting has been proposed in order to provide screen cover from this view point.

The proposed colour of the shed is Juniper Green and this is a typical colour found on buildings of this nature in the Borders countryside. This dark colour would allow the building to visually recede in the rural setting. It is recommended that agreement to colour finish is sought by condition to ensure a non-reflective effect is achieved.

Given the existing topography and woodland/hedgerow provision the shed would be visually contained within the landscape. In views from the minor road east and the surrounding fields the ridge of the proposed shed may be visible to public view. However, the fact that the cladding is a dark green colour will help to minimise the impact of the building when viewed from outwith the site, and additional planting would be required to aid screening.

Given the screening provided by additional planting and the distance from sensitive receptors results in the actual visual impact being relatively small for external viewpoints.

The Landscape Officer has been consulted and does not object to the development. Whilst the ridge of the shed may be visible from the minor road, it is considered that the mass of the building could be screened by an appropriate level of landscaping, and provided a plan is agreed and implemented the proposal would not have a significant adverse impact on the landscape quality of the rural area.

The applicant has agreed to additional planting as detailed on Plan 001 E which has been accepted by the Landscape Architect.

Impact on cultural heritage

There are no archaeological implications stemming from this proposal. The archaeologist has been consulted on the application and does not object to the proposal, advising that there is a low potential for encountering buried archaeology during excavations. The officer reviewed additional information submitted by the applicant in respect of historic field management practices and is satisfied that an informative be appropriate, in respect of the potential of encountering any buried features as works progress, rather than a survey prior to works, as he had originally envisaged.

Concerns have been raised over the impact on the setting of the Listed Hutton Castle in long views into the site. The Heritage Officer has reviewed the submission and advised the he does not consider the shed will cause any adverse impact on the setting of surrounding listed buildings at Hutton, given the topography and existing woodland cover.

Services

Should consent be granted it is intended that the applicant make application for a new electric supply. Water supply is to be from public mains requiring new connection. It is intended that foul drains are to septic tank/soakaway. Surface water is to be directed to SUDS feature.

Impact on the watercourse and ecology

Concerns have been raised by neighbours as to the impact on ecology and habitat.

The Caddy Burn (SAC River Tweed tributary) with pond feature runs through the field and objectors are concerned about pollution to the watercourse. It is proposed that the drainage from the site is to be discharged through a swale to a water feature such as a reed bed system within the field. SEPA are content with this proposal, but seek a condition to ensure that the drainage measures are acceptable to the authority prior to works.

The applicant noted that there had been presence of badger in the vicinity of the field and the ecologist has advised that a Badger Protection Plan with mitigation measures should be agreed prior to works on site. These should include the design arrangements for the formation of the SUDs feature. The field, margins and boundaries may support breeding birds: therefore it is advised that development works should be undertaken outwith the bird breeding season. Should the applicant seek to commence works during this time period provision for checking surveys/mitigation measures would be required. The applicant has indicated agreement to these measures.

Given that these matters can be controlled via conditions it is considered that there are no over-riding concerns that would warrant refusal in terms of impact on protected species or habitat.

Impact on the amenity of residential properties

Local residents have objected to the development, their concerns to include additional number of birds, regulation of scheme, noise, dust, odour, and vermin; the addition of a further shed, leading to a feeling of encirclement of the residential dwellings. All have these have the potential to have an adverse impact on the local residents.

The Community Council has raised objections to this application on the grounds that it would have an adverse impact on the amenity of residents with several large poultry sheds already existing in the locality to the west of the building group with associated impacts in terms of nuisance, and this additional shed would result in further nuisance stemming from the east; the perception of encirclement by the growth of the business to the detriment of the residents, and the business use being disproportionate in comparison to residential dwellings at this location.

The residential dwellings at Hutton Hall Barns are sited approximately 400m away from the proposed shed.

Bird Numbers

Records indicate that the existing sheds at Hutton Hall Barns could house up to 40,000 birds. These sheds are owned and managed by Borders Eggs Ltd a separate company from the applicant. The new shed is proposed for housing up to 32,000 birds in a free range system to serve a new business being set up Maclean Eggs Ltd that is to be managed and operated by the applicant.

Regulation

SEPA have advised they have removed their initial objection to the application on the grounds of a lack of information on business size/bird numbers. SEPA are content the business proposal is a separate entity from that of the consented/built sheds in the locality under control of Border Eggs Ltd. The new business is sited at a distance from neighbours and the existing sheds. It is noted that neither SEPA nor the Environmental Health Officer has objected to the principle of the development. SEPA advise that regulation of the development will fall under the responsibility of the local authority environmental health team, as the number of birds totals 32,000 and thus below the threshold regulated by SEPA which stands at 40,000 birds.

The Environmental Health Officer has reviewed the supporting planning documentation and confirmed she is satisfied that it is unlikely the development will have a negative impact on the amenity of neighbouring properties. The precise details of the management of the development have been agreed through the submission and approval of an operational management plan, which forms the framework under which the development is to be managed.

The details set out within the plan include matters such as:

- Hours of operation
- Delivery times (including the movement of birds)
- Waste management/pest control
- Noise mitigation/ equipment maintenance
- Odour – mitigation and management
- Lighting – prevention of nuisance
- Air quality – maintenance of ventilation equipment

Given the concerns raised by the community in respect of the expansion of sheds in the locality, the EHO has also confirmed that the cumulative effect of neighbouring businesses had been taken into account in her assessment of the proposals.

Odour Pest Management

The objectors have referred to odour nuisance and flies, noting a lack of sheeting to cover manure in transit in the locality.

The applicant advises that the proposed building will be mucked out twice per week in order to minimise the build-up of manure and odour. The manure is to be removed by a neighbouring farmer to be used as fertiliser. The manure is to be removed and transported with care, ensuring trailers are not overloaded

In the proposed shed manure will be collected on manure belts where it is air dried making it unsuitable for flies to lay eggs. The belts will be emptied via a conveyor directly into trailers twice a week. There is potential for spillage during the removal stage and a regular site clear would deal with any spillage on site.

Waste is to be stored in covered bins and removed to landfill. Areas around the shed will be kept clean and tidy in order to minimise pests to include rodents. Measures to control flies include use of the Chemical Neporex which breaks the life cycle of the fly. Rodent control is to be carried out by a trained and LANTRA certified person, regular checks made to ensure that rodent control methods are effective.

Noise

Concerns have been raised by objectors as to the level of noise stemming from the ventilation fans to be fitted on the proposed shed. The applicant has advised that the shed will require extract ventilation and this is to be provided by 4No wall fans to be located on the south facing gable end of the building, with provision of 18No exhaust air chimneys and 16No fresh air inlet chimneys.

The poultry shed will be controlled by a climate and production computer, which controls ventilation and temperature, reducing odour build up. Fans will run for 24 hours per day to ensure a continuous supply of fresh air for the birds, however the applicant has stated that the number of fans required depends on environmental conditions within the shed. It is anticipated that only on an extremely hot day would all fans be running at full capacity.

The EHO has carried out an assessment in respect of the potential for noise disturbance from the proposed ventilation system taking into account the distance to the nearest residential property (to 400m) and confirmed that the level of noise calculated (33db) is below the threshold (45dB) set down by the World Health Organisation.

Timing of vehicle movements will ensure noise is not created during night time periods. The applicant has advised that egg collection lorries (3No per week) will be on site for approximately one hour from between 0700 until 2000. Feed delivery times will be restricted to between the hours of 0700 and 2000. The times may vary only in extenuating circumstances for example severe weather.

Deliver and uplift of birds occurs on a 13 month cycle.

The Environmental Health Officer has recommended a condition in respect of noise levels not exceeding Noise Rating Curve NR20 between the hours of 2300 and 0700 and NR 30 at all other times when measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2.

Although the officer has indicated that the levels meet standards it would be prudent to apply a condition in respect of noise levels to ensure control/regulation of the matter.

As stated previously the precise details for operation of the development to include waste/pest management and mitigation in respect of air quality, odour and noise, shall be agreed as part of the Operational Management Plan sought by condition.

Impact on traffic and road safety

Concerns have been raised by neighbours as to an increase in traffic movements stemming from the proposal, loss of a passing place and road safety.

The applicant has confirmed that one delivery of feed is required per week. Two loads of manure shall be removed from the site per week. Eggs will be taken by Noble Foods three times per week for processing and packing prior to dispatch. Birds are removed and sheds re-stocked every 13 Months.

The Roads Officer has raised no objections to the development, subject to formation of a new access to a detailed specification, to include provision of adequate visibility splays, and provision of a new passing place at an agreed location between the site and the B6460, all to his satisfaction prior to the development becoming operational.

It is considered that there is no significant change to traffic volumes and the above matters can be controlled by condition.

CONCLUSION

It is accepted that the proposed development will be consistent with the Council's policies on economic development in the countryside. It is an appropriate building in terms of design, scale and massing and it is considered that due to the topography and proposed screening the visual impact will be negligible.

The proposal will not have a significant adverse impact on the ecology, landscape or the setting of nearby listed buildings, subject to appropriate mitigation measures being put in place.

The development will provide full time employment for two people and two part time posts on site/in the office, and will contribute to numerous other job opportunities within the processing and packing, and supply chain sectors (for example poultry shed staff, agricultural worker, staff at the egg processing and packing facilities, vehicle drivers, tractor drivers).

The key issues raised by the objectors relate to matters which are to be controlled by the Environmental Health Team. Neither SEPA nor the EHO have objected to the principle of the development.. SEPA are content that appropriate drainage measures to deal with dirty water through provision of a wetland feature/swale will ensure protection of the watercourse, and the EHO is satisfied that the development is capable of being managed appropriately through an agreed Management and Operational Plan. The plan will ensure that the measures that are put in place achieve the required standards.

No other statutory consultees have objected to the proposal. Mitigation measures are considered to be acceptable in respect of visual impact on the landscape, ecological considerations, and archaeological concerns.

On the basis of the resolution of these outstanding matters, and the listed conditions the application can be supported.

RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):

I recommend the application is approved subject to the following conditions and informatives:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority, in unless agreed in writing by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details

3 Any noise emitted by plant and machinery used on the premises shall not exceed Noise Rating Curve NR20 between the hours of 2300 – 0700 and NR 30 at all other times when measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise emanating from any plant and machinery used on the premises should not contain any discernible tonal component. Tonality shall be determined with reference to BS 7445-2

The Unit shall be maintained and serviced in accordance with the manufacturer's instructions so as to stay in compliance with the aforementioned noise limits.

Reason To protect the residential amenity of nearby properties

4 No development shall commence until a Badger Protection Plan, to include measures as set out in Informative 1 of this consent, shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter, the works shall be carried out in accordance with the approved scheme.

Reason: In the interests of preserving biodiversity

5 No clearance/disturbance of habitats which could be used by breeding birds, such as arable field, field margins and boundary features, shall be carried out during the breeding bird season (March-August) without the express written permission of the Planning Authority. Supplementary checking surveys and appropriate mitigation for breeding birds will be required if any habitat clearance is to commence during the breeding bird season.

Reason: In the interests of preserving biodiversity

6 No development shall commence until the full details of the finalised drainage scheme shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate protection of the water environment from surface water runoff

7 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.

Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.

8 No development shall commence until the new access is formed at the location detailed in Site Plan Drawing 001E 15/12/2015 to the dimensions and specifications detailed in Informative No4 of this permission.

Reason: In the interest of road safety.

9 Prior to the development becoming operational a new passing place shall be provided at an agreed location between the site and the B6460 to the specification detailed in Roads Drawing DC-1.

Reason: In the interest of road safety.

10 All planting, seeding or turfing comprised in the approved details of landscaping Drawing 001E 15/12/2015 shall be carried out in the first planting and seeding

seasons following the operation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.

Reason: To ensure that the proposed landscaping is carried out as approved.

11 The development shall be operated and managed in accordance with the MacLean Eggs Ltd Operational Plan 18/12/2015 unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the amenity of nearby residential properties.

Informatives

1 In line with the requirements of Condition No 4, the Badger Protection Plan should detail the measures to protect badgers foraging and commuting across the site (including covering trenches and open pipes overnight/ providing a means of escape, safe storage of chemicals and oils, timing of works and sensitive security lighting away from woodland).

2 In line with the requirements of Condition No 6, the design of this SUDS scheme should include measures to protect badger (including appropriate fencing).

3 There is a low potential for encountering buried archaeology during excavations. Should buried features (e.g. walls, pits, post-holes) or artefacts (e.g. pottery, ironwork, bronze objects, beads) of potential antiquity be discovered, please contact the planner or Council's Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered per PAN2(2011) paragraph 31. In the event that human remains or artefacts are discovered, these should remain in situ pending investigation by the Archaeology Officer. Human Remains must be reported immediately to the police. Artefacts may require reporting to Treasure Trove Scotland.

4 In line with the requirements of Condition No 8, the new access shall be sited and formed to the following dimensions and specifications:

- The new access to be located where the existing passing place is.
- The new access to have 5.5m throat width with minimum 8m radii.
- Visibility splays of 2.4m by 90m to be provided in either direction
- The first 5m of the new access to be surfaced to the specification:

40mm of 14mm size close graded bituminous surface course to BS 4987 laid on 60mm of 20mm size dense binder course (basecourse) to the same BS laid on 350mm of 100mm broken stone bottoming blinded with sub-base, type 1.

It should be borne in mind that only contractors first approved by the Council may work within the public road boundary. There should be no unauthorised advertising signing, and the lay-by must be kept tidy and litter free.

5 Details of SEPA regulatory requirements and good practice advice for the applicant can be found on the Regulations section of the SEPA website. For further advice for a specific regulatory matter, contact a member of the operations team in the local SEPA office (tel: 01896 754797).

6 The site is not at risk from a flood event with a return period of 1 in 200 years. The applicant should be made aware that flooding can occur from other sources including run off from surrounding land.

DRAWING NUMBERS

001E	Site Plan	15 December 2015
002	Site Sections	05 October 2015
15118-01 A	Floor Plan/Elevations	05 October 2015

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Lucy Hoad	Planning Officer



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Hutton Hall Barns
Hutton

